



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 01/21/03  
AGENDA ITEM 3  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** City Clerk

**SUBJECT:** An Ordinance Repealing Existing Rent Stabilization Ordinance and Enacting a New Ordinance for Residential Rent Stabilization

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached Ordinance.

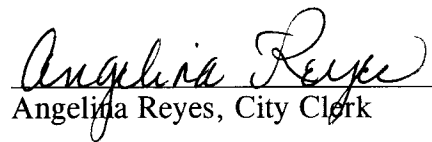
**BACKGROUND:**

The ordinance was introduced at the January 7, 2003, meeting of the City Council with the following vote:

AYES:	Council Members:	Jimenez, Hilson, Rodriquez, Ward, Dowling, Henson
	Mayor:	Cooper
NOES:	Council Members:	None
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

The ordinance was published in the Hayward Daily Review on January 17, 2003. Adoption at this time is therefore appropriate.

Prepared by:

  
Angelina Reyes, City Clerk

Approved by:

  
Jesús Armas, City Manager

Draft Ordinance

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE BY THE CITY  
COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE REPEALING EXISTING RESIDENTIAL  
RENT STABILIZATION ORDINANCE AND ENACTING A  
NEW ORDINANCE FOR RESIDENTIAL RENT  
STABILIZATION

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. The City of Hayward's Residential Rent Stabilization Ordinance is hereby repealed and, in substitution thereof, a new Residential Rent Stabilization Ordinance is hereby enacted as follows (the entire proposed Ordinance is available in the City Clerk's Office).

RESIDENTIAL RENT STABILIZATION

SECTION 1.	FINDINGS AND PURPOSE.
SECTION 2.	DEFINITIONS.
SECTION 3.	RESIDENTIAL RENT INCREASE LIMITATIONS.
SECTION 4.	INFORMATION TO BE SUPPLIED TENANT.
SECTION 5.	THE RENT DISPUTE RESOLUTION PROCESS.
SECTION 6.	SUBPOENA POWER.
SECTION 7.	CONSOLIDATION OF PETITIONS.
SECTION 8.	VACANCY DECONTROL.
SECTION 9.	STANDARDS OF REVIEW.
SECTION 10.	OBLIGATIONS OF THE PARTIES.
SECTION 11.	TENANT'S RIGHT OF REFUSAL.
SECTION 12.	RETALIATORY EVICTIONS; TENANTS' RIGHT TO ORGANIZE.
SECTION 13.	SECURITY DEPOSITS.
SECTION 14.	TERMINATION.
SECTION 15.	REVIEW BY THE CITY COUNCIL.
SECTION 16.	SEVERABILITY.
SECTION 17.	NONWAIVERABILITY.
SECTION 18.	FEES.
SECTION 19.	EVICITION FOR CAUSE.
SECTION 20.	PENALTIES AND REMEDIES

Section 2. If any section, subsection, paragraph or sentence of this Ordinance, or any part thereof, is for any reason found to be unconstitutional, invalid or beyond the authority of the City of Hayward by a court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 3. This Ordinance shall become effective thirty (30) days after adoption by the City Council.

Introduced at a regular meeting of the Hayward City Council held January 7, 2003, the above-entitled ordinance was introduced by Council Member Hilson.

This ordinance will be considered for adoption at the next meeting of the Hayward City Council, to be held on January 21, 2003, at 8:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. Copies of the full text of this ordinance are available for examination by the public in the Office of the City Clerk, 777 B Street, Hayward Public Main Library, 835 "C" Street, or the Weekes Branch Library, 27300 Patrick Avenue.

DATED: January 17, 2003

ANGELINA REYES  
CITY CLERK OF THE  
CITY OF HAYWARD